



# Agenda

CITY CLERK'S OFFICE

DATE 11/2/16 TIME 10:20

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## HISTORIC DISTRICTS REVIEW BOARD FIELD TRIP

TUESDAY, November 8, 2016 at 12:00 NOON

HISTORIC PRESERVATION DIVISION, 2<sup>nd</sup> FLOOR CITY HALL

## HISTORIC DISTRICTS REVIEW BOARD HEARING

TUESDAY, November 8, 2016 at 5:30 P.M.

CITY COUNCIL CHAMBERS

\*\*\*AMENDED\*\*\*

- A. CALL TO ORDER
- B. ROLL CALL
- C. APPROVAL OF AGENDA
- D. APPROVAL OF MINUTES: October 25, 2016
- E. FINDINGS OF FACT & CONCLUSIONS OF LAW

Case #H-16-040B. 1433 Paseo de Peralta.

Case #H-16-086A. 525½ Camino Cabra.

Case #H-16-089. 562½ Garcia Street.

Case #H-16-091. 512 Camino Cabra.

Case #H-16-087. 444 Camino de las Animas.

Case #H-16-093. 1005 East Alameda Street Unit N.

Case #H-16-042B. 580 Camino del Monte Sol.

Case #H-16-088. 562 Garcia Street.

Case #H-16-090. 645 Camino Del Monte Sol.

Case #H-11-040. 1344 Canyon Road.

Case #H-16-092. 451 West Alameda Street.

- F. BUSINESS FROM THE FLOOR
- G. COMMUNICATIONS
- H. ACTION ITEMS

1. Case #H-16-039B. 1005 East Alameda Street Unit F. Downtown & Eastside Historic District. Trey Jordan Architecture, agent for Madeline Gehrig, owner proposes to amend a previous approval to construct an addition. An exception is requested to install non-divided lite windows (Section 14-5.2(E)(1)(c)). (Nicole Ramirez Thomas)
2. Case #H-08-054. 530 Camino del Monte Sol. Downtown & Eastside Historic District. Lisa Roach, agent for Robert and Kris Barrie, owners, proposes to construct 1,641 sq. ft. of additions, a 3'4" yardwall, and replace doors on a contributing residential structure. An exception is requested to exceed the 50% footprint standard (Section 14-5.2(D)(2)(d)). (Nicole Ramirez Thomas)
3. Case #H-16-094. 324 Camino del Monte Sol. Downtown & Eastside Historic District. Dale Zinn, agent for the Rios Family, owners, requests a historic status review and designation of primary elevations, if applicable, of a non-contributing residential structure. (Nicole Ramirez Thomas)
4. Case #H-16-095. 212 East Berger Street. Don Gaspar Area Historic District. Jenkins Gavin, agent for Stewart Mosso, owner, proposes construct two portals totaling 325 sq. ft. on two contributing residential structures. An exception is requested to construct an addition on a primary façade (Section 14-5.2(D)(2)(c)). (Nicole Ramirez Thomas)
5. Case #H-16-096. Sheridan Avenue. Downtown & Eastside Historic District. City of Santa Fe, agent/owner, proposes to construct double-sided branding signage for the Downtown Transit Center. An exception is requested to exceed the maximum allowable size (Section 14-8.1(H)(24)). (David Rasch)

- I. MATTERS FROM THE BOARD
- J. ADJOURNMENT

Cases on this agenda may be postponed to a later date by the Historic Districts Review Board at the noticed meeting. Please contact the Historic Preservation Division at 955-6605 or check <http://www.santafenm.gov/historic-districts-review-board-hearing-packets> for more information regarding cases on this agenda.



# Agenda

CITY CLERK'S OFFICE

DATE 10.20.16

TIME 2:40pm

SERVED BY J. K. Cullay

RECEIVED BY Chumelina Spears

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2. Case #H-08-054. 530 Camino del Monte Sol. Downtown & Eastside Historic District. Lisa Roach, agent for Robert and Kris Barrie, owners, proposes to construct 1,641 sq. ft. of additions, a 3'4" yardwall, and replace doors on a contributing residential structure. An exception is requested to exceed the 50% footprint standard (Section 14-5.2(D)(2)(d)). (Nicole Ramirez Thomas)
3. Case #H-16-085. 213½ Delgado Street. Downtown & Eastside Historic District. David Smith, agent for Next Wave Ventures, owner, proposes to construct a 2,100 sq. ft. single family residence with an attached garage to a maximum height of 14'4" where the maximum allowable Height is 14'7" and construct yardwalls to the maximum allowable heights of 42" to 6'. (Sobia Sayeda)
4. Case #H-16-094. 324 Camino del Monte Sol. Downtown & Eastside Historic District. Dale Zinn, agent for the Rios Family, owners, requests a historic status review and designation of primary elevations, if applicable, of a non-contributing residential structure. (Nicole Ramirez Thomas)
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6. Case #H-16-096. Sheridan Avenue. Downtown & Eastside Historic District. City of Santa Fe, agent/owner, proposes to construct double-sided branding signage for the Downtown Transit Center. An exception is requested to exceed the maximum allowable size (Section 14-8.1(H)(24)). (David Rasch)

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**HISTORIC DISTRICTS REVIEW BOARD**  
November 8, 2016

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**MINUTES OF THE**  
**CITY OF SANTA FÉ**  
**HISTORIC DISTRICTS REVIEW BOARD**

**November 8, 2016**

**A. CALL TO ORDER**

A regular meeting of the City of Santa Fé Historic Districts Review Board was called to order by Ms. Cecilia Rios, Chair, on the above date at approximately 5:30 p.m. in the City Council Chambers, 200 Lincoln Avenue, Santa Fé, New Mexico.

**B. ROLL CALL**

Roll Call indicated the presence of a quorum as follows:

**MEMBERS PRESENT:**

Ms. Cecilia Rios, Chair  
Mr. Frank Katz, Vice Chair  
Ms. Meghan Bayer  
Ms. Jennifer Biedscheid  
Mr. Edmund Boniface  
Mr. William Powell

**MEMBERS EXCUSED:**

Mr. Buddy Roybal

**OTHERS PRESENT:**

Mr. David Rasch, Historic Planner Supervisor  
Ms. Theresa Gheen, Assistant City Attorney  
Ms. Nicole Ramirez Thomas, Senior Planner  
Mr. Carl Boaz, Stenographer

**NOTE: All items in the Committee packet for all agenda items are incorporated herewith by reference. The original Committee packet is on file in the Historic Planning Department.**

**C. APPROVAL OF AGENDA**

**Member Boniface moved to approve the agenda as presented. Member Biedscheid seconded the motion and it passed by unanimous voice vote.**

**D. APPROVAL OF MINUTES:**

**October 25, 2016**

Member Biedscheid requested the following changes to these minutes:

On page 28 in the motion, strike "unanimous."

On page 29 under Action of the Board, the motion excluded the pergola design and should be amended to approve with the exception of the pergola design.

**Member Boniface moved to approve the minutes of October 25, 2016 as amended. Member Biedscheid seconded the motion and it passed by voice vote. Member Powell and Member Katz abstained.**

**E. FINDINGS OF FACT & CONCLUSIONS OF LAW**

Case #H-16-040B. 1433 Paseo de Peralta.	Case #H-16-086A. 525½ Camino Cabra.
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Ms. Gheen clarified there are a couple of changes. One is on Case #H-16-087 to exclude the pergola design and also and that Board required submission of the drawings without the pergola design.

**Member Biedscheid moved to approve the Findings of Fact and Conclusions of Law for these cases as amended. Member Boniface seconded the motion and it passed by unanimous voice vote.**

## **F. BUSINESS FROM THE FLOOR**

There was no business from the floor.

## **G. COMMUNICATIONS**

Ms. Gheen announced on October 25, we received an appeal regarding 201 Old Santa Fé Trail case, #H-04-076 as Appeal 2016-124. On October 26, the Land Use Department received an appeal regarding upgrading the status of the Rectory and offices next to the Shrine of Our Lady of Guadalupe. The status was upgraded from non-contributing to significant. That appeal is 2016-135 of Case #H16-081A.

## **H. ACTION ITEMS**

Chair Rios announced to the public how to file an appeal of a decision by the HDRB.

1. **Case #H-16-039B. 1005 East Alameda Street Unit F.** Downtown & Eastside Historic District. Trey Jordan Architecture, agent for Madeline Gehrig, owner proposes to amend a previous approval to construct an addition. An exception is requested to install non-divided lite windows (Section 14-5.2(E)(1)(c)). (Nicole Ramirez Thomas)

Ms. Ramirez Thomas gave the staff report as follows:

### **BACKGROUND & SUMMARY:**

1005 E. Alameda Street, Unit F is a single family residence located within the Alameda Hill Condominiums. The property is noncontributing to the Downtown and Eastside Historic District. The applicant was approved for a remodel of the property in June 2016. The current application is a request for a change in the remodel design.

The applicant requests the following change.

1. Placement of Pella Designer Series Snap-in Between-the-Glass Blinds or Shades on the west and east elevations of the addition. The windows are not offered with a true divided lite pattern option. The west elevation looks into an interior courtyard. The east elevation is exposed to the interior of the compound. In an effort to break up the lite the applicant is proposing to have two iron window grills created in the style of the existing Bill Lumpkins window grills found on the interior courtyard of the house. An exception is required to install a window with a single pane of glass large than 30 inches in dimension (14-5.2(E)(1)(c)).

### **RELEVANT CODE CITATION**

#### **E) Downtown and Eastside Design Standards**

The *governing body* recognizes that a style of architecture has evolved within the *city* from the year 1600 to the present characterized by construction with *adobe*, hereafter called "old Santa Fe style", and that another style has evolved, hereafter called "recent Santa Fe style", which is a *development* from, and an elaboration of the old Santa Fe style, with different materials and frequently with added decorations.

(1) Old Santa Fe Style

Old Santa Fe style, characterized by construction with *adobe*, is defined as including the so-called "pueblo" or "pueblo-Spanish" or "Spanish-Indian" and "territorial" styles and is more specifically described as follows:

(c) Solid *wall* space is always greater in any façade than window and door space combined. Single panes of glass larger than thirty (30) inches in any dimension are not permissible except as otherwise provided in this section;

EXCEPTION TO USE SINGLE PANES OF GLASS LARGER THAN 30 INCHES IN ANY DIMENSION.

(I) Do not damage the character of the district;

Response: Given that one of the two windows has no public visibility, and the other has very limited visibility, this would not damage the character of the district. Especially given the fact that iron window grills would be installed.

Staff response: Staff agrees with this response. Exterior placement of custom designed grills, while not true divided lites, would break up the single lite pattern.

ii) Are required to prevent a hardship to the *applicant* or an injury to the public welfare;

Response: The window design chosen by the owner is meant to integrate light control and privacy control for this area of the home, which prevents a hardship to the owner. Again, the iron window grills would visually break up the windows, which have little or no public visibility, and would fulfill the underlying intent of the ordinance.

Staff response: Staff agrees with this response.

(iii) Strengthen the unique heterogeneous character of the *City* by providing a full range of design options to ensure that residents can continue to reside within the historic districts.

Response: By replicating the unique window grills credited to Lumpkins, the proposed change does contribute to the unique heterogeneous character of the city, while still fulfilling the underlying visual intent of the ordinance.

*Staff response: Staff does not agree with this response. A full range of design options has not been presented.*

**STAFF RECOMMENDATION:**

Staff finds that not all of the exception criteria have been met to place non-divided lites on a noncontributing structure. Additional testimony at the hearing may bring the exception request into compliance. Otherwise the application complies with 14-5.2(D) General Design Standards, Height, Pitch, Scale, and Massing.

#### Questions to Staff

Chair Rios asked if the windows are publicly visible.

Ms. Ramirez Thomas said at the hearing in June, it was determined the east window is visible but not from the street because of a wall in front. But a wall cannot be considered for public visibility.

#### Applicant's Presentation

Present and sworn was Ms. Madeline Gehrig, proprietor of the property at 1005 East Alameda Street, Unit F, who said she questioned the visibility of the window. If the wall had been a fence, it would be visible but the tall wall will be there for eternity. The reason she would like to install those two windows was evidenced in a handout she provided to the Board. [A copy of the handout was included in the minutes as Exhibit A.

Window #1 is in the courtyard and not visible from the outside. She would like to hang tiny Venetian blinds between the glass panes. She felt it would become a nice studio for and, as a photographer, cannot have full sun. it would still leave a lot of light but not full sunlight.

The other is a bedroom window for her master bedroom. It is situated so that other condo owners' lights of cars go right in the window. It is relatively low and she wanted to have a little privacy with the fine Venetian blinds. She realized they are not exactly what is expected but she included a photo and already asked the person in the back to make her similar windows. The dimensions are not exactly the same and it would look pretty to have Lumpkins grille work.

She added that they are very expensive windows and equal to the others except with 3 panes instead of two with those little blinds in them.

#### Questions to Applicant

Member Katz understood her desire to control the lighting and the headlights from neighbors but why not have some regular Venetian blinds which would not require an exception.

Ms. Gehrig said that wouldn't look good. The little blinds are slightly beige and extremely small and just a little bit turned, giving you privacy without losing the sunlight. The curtains will be there anyway and are only closed at night.



### Public Comment

There were no speakers from the public regarding this case and the public hearing was closed.

Ms. Gehrig said there are also images of the divider so it gives the impression of being divided.

### Action of the Board

**Member Katz, in Case #H-16-039B at 1005 East Alameda Street, Unit F, to accept the finding of staff that not all of the exception criteria have been met and moved to deny the application. Member Powell seconded the motion. Member Katz made a finding that other options with different kinds of blinds or curtains, or window coverings. He did not deny the window grilles but the non-divided lite window.**

He understood the applicant liked these particular windows but if there are other alternatives, she should pick one of them.

**The motion passed by unanimous voice vote.**

Chair Rios explained to the applicant that the Board approved the metal grilles but not the window that has the blinds in between.

- 2. Case #H-08-054. 530 Camino del Monte Sol. Downtown & Eastside Historic District. Lisa Roach, agent for Robert and Kris Barrie, owners, proposes to construct 1,641 sq. ft. of additions, a 3'4" yardwall, and replace doors on a contributing residential structure. An exception is requested to exceed the 50% footprint standard (Section 14-5.2(D)(2)(d)). (Nicole Ramirez Thomas)**

Ms. Ramirez Thomas gave the staff report as follows:

### **BACKGROUND & SUMMARY:**

530 Camino del Monte Sol is a Spanish Pueblo Revival style residential structure which is designated contributing to the Downtown and East Side Historic District. The east elevation and a portion of the south elevation of the house are primary. The date of construction of the original house is 1928 and modifications to the property occurred in the 1950s, 1960s, and more recently in the 2000s. The original house may have been designed and built by artist Member Katz Applegate.

In 2004 the Board approved the addition of 773 square feet of roofed area to the house for a kitchen and portal. The addition was added to a non-primary elevation (the north elevation) with an exception to place a portal closer than 10 feet from the primary (east) elevation of the home. At the time of the 2004 case a non-

historic garage to the west elevation of the property was included in the overall calculation of the increase in the footprint of the house. The total footprint increase of the property including the garage and the addition was 49% of the historic footprint.

The applicant proposes the following nine items.

1. Addition of 1,641 square feet to the west elevation of the property. The additions include interior space, storage and mechanical space, and two portals. An exception is requested to exceed 50% of the historic footprint of the property (14-5.2(D)(2)(d)).
2. Install an 8'x8' spa in the backyard and construct a 3'-4" yardwall in the backyard to define the yard area.
3. Removal of three significant trees once approval is received from Land Use staff.
4. Replace two existing exterior doors on the south elevation (not the portion of the south elevation considered primary).
5. Replace existing window and door on the west elevation with a pair of bi-leaf French doors.
6. Windows and French doors on the addition will be simulated divided lite and will be an off-white aluminum clad to match existing.
7. Stucco will be elastomeric "Suede" to match the existing stucco.
8. Doors will be stained wood to match existing exterior doors on the property.
9. Portal posts and beams will be stained light brown to match existing portals on the property.

#### RELEVANT CODE CITATIONS

#### **(D) General Design Standards for All H Districts**

In any review of proposed additions or alterations to *structures* that have been declared significant or contributing in any historic district or a *landmark* in any part of the *city*, the following standards shall be met:

##### (2) Additions

(d) Additions are not permitted to the side of the existing footprint unless the addition is set back a minimum of ten (10) feet from the primary façade. The addition shall not exceed fifty percent of the square footage of the existing footprint, and shall not exceed fifty percent of the existing dimension of the primary

façade. To the extent architecturally practicable, new additions shall be attached to any existing noncontributing portion of *structures* instead of attaching them to the significant or contributing portion.

**EXCEPTION TO EXCEED FIFTY PERCENT OF THE SQUARE FOOTAGE OF THE EXISTING FOOTPRINT.**

(i) Do not damage the character of the *streetscape*;

Response: The proposed addition to the residence at 530 Camino del Monte Sol will have no public visibility and will match the style of the existing residence, both historic and non-historic portions. Therefore, there shall be no damage to the character of the district caused by granting the exception to construct the proposed addition in excess of 50% of the historic floor area.

Staff response: Staff agrees with this response.

(ii) Prevent a hardship to the *applicant* or an injury to the public welfare;

Response: The proposed addition will provide additional living space for the owner and their family, in order to enable them to spend more time in Santa Fe initially and to eventually retire in Santa Fe. With the construction on the interior of deep steps on which removable ramps can be placed, the addition provides an accessible bedroom and bathroom space that will accommodate the special needs of the owner's wheelchair-bound daughter and anticipated future needs of the owner.

Staff response: Staff agrees with this response.

(iii) Strengthen the unique heterogeneous character of the *city* by providing a full range of design options to ensure that residents can continue to reside within the historic districts;

Response: The very small historic footprint of the home is insufficient to meet the present and future needs of the owners, in order for them to reside on a more permanent basis in the home. The proposed addition is located at the rear of the existing contributing residence, the design of which was selected because of its low impact on the surrounding neighborhood and because of its proximity to the existing main living areas of the home. An addition could not be placed in the front open space, as this would impact the primary façades of the residence, and an addition would not make as much sense attached to the southwest corner of the home, due to further distance from the main living areas of the home. In settling on the proposed design solution, a range of design options were thus considered, and the proposed design affords the maximum functionality for the owners' and will allow them to reside on a long-term basis in the historic district.

Staff response: Staff agrees with this response.

(iv) Are due to special conditions and circumstances which are peculiar to the land or *structure* involved and which are not applicable to other lands or *structures* in the related *streetscape*;

Response: As mentioned in the above response, the very small historic footprint of the home is insufficient to meet the owners' needs. There is no other location for construction of an additional bedroom and bath to the existing home, due to the configurations of the existing home on the lot. An addition is not feasible in the front of the home, due to its impact on primary faces and on the streetscape. The proposed addition in the rear will not be publicly visible, will not impact the primary façades, and will create an accessible living space for the owners' daughter.

Staff response: Staff agrees with this response.

(v) Are due to special conditions and circumstances which are not a result of the actions of the *applicant*;

Response: Neither the small size of the historic portion of the home, nor the position of the existing home on the lot, are due to any action of the applicant or owner. The owner is merely attempting to make the home functional for their present and future needs, so that they can live for longer periods in the home and one day retire permanently there.

Staff response: Staff agrees with this response.

(vi) Provide the least negative impact with respect to the purpose of this section as set forth in Subsection 14-5.2(A)(1).

Response: The proposed addition will provide the least negative impact to the historic district in which it is situated of other design options. It will allow for the continued preservation of the historic portion of the home and its primary façades. Its style will match that of the existing home, both historic and non-historic portions. It will not be visible from adjacent "public ways" and will therefore have no visual impact on the surrounding neighborhood. And it will allow the residents to continue to reside in the home and eventually reside there permanently, reducing its use as a short-term rental. Placement of an addition at the front of the home would adversely impact the historic portion of the home and the streetscape. And not constructing an addition would prevent the owners from residing in the residence on a long-term basis, causing it to continue as a vacation rental and eventually be sold in order to find a home that suits the owner's needs.

Staff response: Staff agrees with this response.

#### **STAFF RECOMMENDATION:**

Staff finds that the exception criteria have been met and recommends approval of the application as it complies with 14-5.2(D) General Design Standards for all H Districts and 14-5.2(E) Downtown and Eastside.

#### **Questions to Staff**

Member Katz noted there was a previous application at this house and asked if the additions were 49% of historic footprint.

Ms. Ramirez Thomas agreed. It was calculated, including the garage. So possibly the Applicant can explain it better. The garage was not originally included in the footprint but was at the time of that case.

Member Katz asked if it was excluded, if that would mean that without an exception they would be agreed to have only 10% more/

Ms. Ramirez Thomas agreed. To exceed ten percent more would require an exception.

Member Katz saw there was an issue of the garage counting without the exception.

Member Biedscheid asked if the proposed addition met the 10-foot setback from the primary south façade.

Ms. Ramirez Thomas agreed.

Member Biedscheid asked if they currently have elastomeric stucco.

Ms. Ramirez Thomas agreed. That was allowed in the 2004 case.

Member Katz noted there are essential answers to the exception criteria that they want a bigger house. They are moving here to retire and want a bigger house. There is also an issue of accessibility with a wheelchair. There are a number of criteria - 2, 3, 4, 5 - that he questioned whether it is the situation of the resident or the circumstance of structure and land. Number 2, hardship to the applicant and 3 is to provide a full range of options to ensure that residents can live there. Both of those sound like they take into account the needs of resident. But 4 and 5 talked about land and structure and circumstances, not the result of the applicant's actions. Those sound like they have something to do with just wanting a bigger house.

So he was puzzled why just wanting a bigger house would answer the exception criteria. Everyone would want a size bigger than 50% of footprint. He asked for comment by Ms. Gheen.

Ms. Gheen was not sure she could answer for the applicant if there are other reasons than wanting a bigger house and accessibility. She asked if he is questioning that it meets the criteria?

Member Katz agreed.

Ms. Gheen said if the whole basis is a bigger house and that seems to be the answer to all of them, then it probably wouldn't meet the criteria. But with other supporting arguments to support the application, and one is having a bigger house.

Member Katz said perhaps they should hear from the applicant.

Member Biedscheid asked about the square footage and increase of historic footprint. She asked, in calculating the increase, if Staff included only the heated portions or also the garage.

Ms. Ramirez Thomas said the calculation for the total, including portals, mechanical space, storage and interior space increase is 1,641 square feet. That is in addition to the existing area.

Member Biedscheid said in the letter, it said I has- 2,636 of heated area, 278 square feet of garage/mechanical storage space, and 428 of portal space. That, taken together, is the existing footprint. And she asked if the reason for calling out the garage in the report is that we don't think that should not have been an issue considered in the increase.

Ms. Ramirez Thomas said not particularly. But it might not have been an initial consideration with earlier remodels for the property. And then, at a point, it became included as part of the square footage, upping the increase to 49%.

Mr. Rasch asked if the garage a historic square footage.

Ms. Ramirez Thomas agreed. In 2004 it was historic.

Mr. Rasch understood it was historic and then was attached to the home.

Member Biedscheid asked if we are saying 1,641 was added to the existing historic 3,342. She would get an increase of 49% which is not more than 50%.

Ms. Ramirez Thomas said it is because the property addition was already considered at 49%, this addition is over that.

Member Biedscheid asked then, what the historic footprint is. It would not be what she just stated.

Ms. Ramirez Thomas said it is 2,325 square feet of heated floor and 278 square feet of unheated garage space. In 2003, 680 square feet were added and now are proposing an additional 1,641.

Member Powell said the heart of this is a rule that additions don't dominate historic property.

Mr. Rasch agreed. The code says you can't add more than 50% of the building. But it is not accumulative. So it is interpreted as a percentage of the historic footprint to prevent it from keep growing. That ruling was set in place in the late 1980's.

#### Applicant's Presentation

Present and sworn was Ms. Lisa Roach, 994 Don Manuel Street, who placed a floor plan on the projector showing the historic vs nonhistoric both existing and proposed. The historic footprint is 2,603 and includes the 278 square foot garage. The total existing nonhistoric square footage is about 680 square feet for a total of 3,576. The proposed addition would be 1,047 of heated space, 210 square feet of storage and mechanical room and portals totaling 384.

Chair Rios asked what the new total would be.

Ms. Roach said it would be 4,924, with garage, portals, and mechanical room and living space. The heated living space would be around 3,700.

Ms. Roach addressed the earlier discussion about wanting a larger home. The reason is that only a small portion of the home is accessible to their wheelchair-bound daughter. So they would like an addition only connected by a corridor for a universally accessible home. The steps are designed for a ramp over

steps.

#### Questions to Applicant

Member Powell asked how many feet over 50% this would be.

Ms. Roach said it would be just over 1000 sq. ft.

Chair Rios asked if this home has different floor levels now.

Ms. Roach agreed. The lot slopes quite a bit to the west and the home steps down in several places. Getting into and out of almost every room is now impossible for their daughter to navigate. A removable ramp would allow her to use ramps where there are steps.

Chair Rios asked if they would put in ramps.

Ms. Roach agreed and they are removable.

Member Bayer pointed out that she mentioned that the small footprint will not meet present or future use. The testimony she just gave should be added to support the exception criteria.

Ms. Roach said one other design option they considered was a free-standing guest house. This one was chosen because it is 100% due to the accessibility issues. It is a small corridor out of respect for the code. It is an attempt to meet the spirit of the code while meeting the needs of the owners.

#### Public Comment

Present and sworn was Ms. Sally Bingham, 519, 517, 515 515½ Camino del Monte Sol, who said residents have been under a lot of pressure from building on the street there and just went through a major construction project. You know how narrow it is and construction vehicles park there during that period. It is a safety concern.

I also didn't really understand why so many square feet needed to be added to meet the concern. It was not so clear why it has to be such an enormous addition and perhaps the interior of the old house could be made accessible. She said she has a tiny garage and could not expand it because it is historic.

She hoped this could be reconsidered to still accommodate this family. She didn't understand why that large size was necessary.

Chair Rios asked Ms. Roach to respond to that question.

Ms. Roach said the reason is that only a small portion of the existing home is accessible to the daughter and this would allow them to use all of it.

Member Katz said the home currently is a four-bedroom home and two are on the different level than the rest of the house. They have steps just like the addition will have steps. They could also have ramps. It is a four bedroom house now for three people. There is also a studio, as well as a bedroom. It just sounds like they want a bigger home. I understand they want it but it doesn't meet the exception criteria and the rules want to guard against that.

Ms. Roach invited the design/builder to provide more context. It is not just about having a bigger house.

Present and sworn was Mr. Scott Wong, 641 Garcia, who said he has known the family for about 20 years and Chris is his ex-wife. He was involved with the prior remodel, or a portion of it. What started out as a second vacation home became a retirement home. They talked about a casita in the back and that building, if pushed back 5 feet, was presented to them.

Five years ago, his ex-wife got Parkinson's and has limited access. He put a ramp down and she stays in the corner bedroom. Bob has to carry her and she is 30 years old now. The bath is too small and trying to widen it is a difficult thing. So it is to accommodate her and the problems Chris is having. So long steps with ramps will help. It is ramped up by storage which there is not much of.

They are trying to maintain the parking and the mechanical room is needed to accommodate the house. The spa is for therapy for their daughter. The storage room and portal off the existing Master Bedroom was added. The bath is made larger to run around the wheel chair. And they have four kids and want space for the growth of their family. It is similar to their home in Minneapolis.

Present and sworn was Mr. John Eddy, 227 East Palace, Suite D, who said this is a very unfortunate item the Board is considering. To him, it seemed like this house is not a good fit for this family. This neighborhood as Ms. Bingham said, has received increased pressure for infill and larger houses. He said, "I know because I lived in one in that neighborhood. Part of the character was built on the fact that people built on one side and sloped down to the arroyo. The western side is Camino Rancheros - and as a child you could run the entire arroyo without hitting a structure. So you could look across the arroyo easily and have breathing space, making it desirable. This is the effect over the last 30-40 years.

It looks like it is a little less than doubling in size - maybe 40%. A line needs to be drawn to protect the code at times. And simply wanting a bigger house - even with the special needs. Sometimes we purchase houses that don't fit us and that doesn't mean building more and more.

Mr. Wong said he was very sensitive to spaces and considered this a relatively small project. It goes downhill and is tucked behind. The construction won't overtake the street. This will be a challenge because they just finished a project next door.

Secondly, the owners did try to find another house but they had already put a lot into this house. It will look the same because it is all behind the house and he talked to the people behind them who don't object to this project.

There were no further speakers from the public regarding this case and the public hearing was closed.



### Action of the Board

Member Katz, in Case #H-08-054 at 530 Camino del Monte Sol, to make the finding that the criteria for the exception are not met because the basis of the exception is simply that they want, and perhaps fairly need, a bigger house. But this is not the place for it. Wanting a bigger house would completely ... it that were sufficient to meet the exception criteria, that would be true in virtually every case that a person brings an application for and exception because they want a bigger house. I understand the family wants to stay in that area and it may be that they just cannot have it attached. If they can meet the rules with it not attached, I think they can do it. But I am not willing to vitiate the rules that we are sworn to follow. Member Boniface seconded the motion.

Ms. Ramirez Thomas suggested for the Board's consideration since it already increased in size by 49%, that the Board has an option to consider a status downgrade on the property.

Member Katz was not interested in doing that.

Chair Rios asked if the motion is to deny the application.

**Member Katz said his motion is to deny the application, based on the fact that the exception criteria have not been met.**

Member Boniface found this a difficult case. On one hand, he understood the need of the applicant for accessible space. He could see that without major demolition and remodeling, the present interior just doesn't work. But he was also in agreement with testimony from Mr. Eddy and Member Katz that maybe this really is just the wrong location.

**The motion to deny passed by majority (3-2) voice vote with Member Powell and Member Bayer dissenting.**

Mr. Rasch said Chair Rios could vote to deny and thus kill the motion.

Chair Rios said she did not desire that.

- 3. Case #H-16-094. 324 Camino del Monte Sol. Downtown & Eastside Historic District. Dale Zinn, agent for the Rios Family, owners, requests a historic status review and designation of primary elevations, if applicable, of a non-contributing residential structure. (Nicole Ramirez Thomas)**

Chair Rios recused herself from consideration of this case and left the room. Vice-Chair Katz chaired the meeting for this case.

Ms. Ramirez Thomas gave the staff report as follows:

## **BACKGROUND & SUMMARY:**

324 Camino del Monte Sol is a residential and commercial structure built in the Spanish-Pueblo Revival style, and is one which is currently listed as noncontributing to the Downtown and Eastside Historic District. The house is constructed of adobe and the fence is constructed of wood slab fencing. The applicant has asked for a status evaluation of the property.

The 1912 Kings Map indicates that the property was owned by Henry Martes. No house or structures existed on the property at this time. The house is believed to have been constructed in the 1930s by Frank Applegate. The Jesus and Theresa Rios purchased the home from Applegate's wife, Alta Applegate, in 1942. Prior to the purchase of the home Mr. and Mrs. Rios had resided at 509 Abeyta Street, the home of Francisquita Padilla Gabaldon, and had started a coal and wood yard there in 1938. Once 324 Camino del Monte Sol was purchased by the Mr. and Mrs. Rios, the coal and wood yard was moved to the property which is still in operation today.

The house was originally a four-room structure. In the 1940s and 1950s six rooms were added to the house. A large kitchen was added to the house in the 1950s. In the 1970s a door and window on the northeast corner of the north elevation of the property were removed and a fireplace was constructed in its place.

Screen replacements, door replacements, and window replacements have occurred through time. Steel sash windows replaced wood frame windows in the 1950s. Three wood frame windows remain on the house. Small changes in massing occurred to accommodate the dimensions of the salvaged steel sash windows. One aluminum sliding window was replaced on the east elevation in the 1990s. A portal was added to the west façade of the house in 1966 and the foot print of the home has remained the same since that time. The wood slab fence along the east side has changed over the years with the most recent change occurring in 2012. Repair of the stucco and a wood window sash were undertaken in 2016.

Design elements particular to the home include stone buttresses which were a signature of Applegate's construction style at homes along what is today Camino del Monte Sol. The home size was increased from a four-room structure to a home with six additional rooms and a large kitchen. The manner of increasing the size of the home to accommodate a growing family is common of vernacular style structures within the district. The east elevation of the home is a longstanding contribution to the streetscape of the north end of Camino del Monte Sol.

## **STAFF RECOMMENDATION:**

Staff recommends that the historic status of the house be upgraded from noncontributing to contributing to the Downtown and Eastside Historic District per 14-5.2(C) Regulation of Significant and Contributing Structures in the Historic Districts. The east elevation and the south elevation are recommended as primary.

Ms. Gheen required the members to state that they could be impartial in considering this case. She said that if each board member can state whether or not he or she can be impartial, they may consider it and need not recuse themselves.

Vice-Chair Katz asked if anyone had a comment in light of the Attorney's statement.

No member commented and Vice-Chair Katz presumed that no one felt the need to recuse themselves.

#### Questions to Staff

Member Biedscheid asked Staff to describe what is character-defining elements of the east and south proposed primary façades.

Ms. Ramirez Thomas said the large 2-story, plain centered space which is visible to the street is part of the streetscape and also on the south elevation, the buttresses are a character-defining historic feature.

Vice-Chair Katz asked for the date of the buttress.

Ms. Ramirez Thomas said it was 1943.

#### Applicant's Presentation

Present and affirmed was Mr. Dale Zinn, P. O. Box 756, Santa Fe, who agreed with the Staff report. He found the date when Applegate sold the property in 1942 and Mr. Rios built it.

Regarding the primary south façade, he agreed it has the simple elements and visibility of a 2-story home to let it be primary. But one correction to the historic review is that the window in the middle bedroom was installed in 1990. The intent of a separate façade is to create separate segments and the first buttress should be included but ask if possible that the one-story high from bedroom back that includes 1990 window not be included.

Mr. Rasch said it needs to be identified by façade but the Board can recognize non-historic material on a primary façade.

Mr. Zinn explained that the entire south façade could be primary but with two windows to be nonhistoric fabric.

Vice-Chair Katz said that would be part of the motion.

#### Questions to Applicant

There were no questions to the Applicant.

#### Public Comment

Mr. John Eddy (previously sworn) heartily encouraged the contributing status. He would like it to go further but understood. Jesus Rios was a fixture on this road. Regarding this property, when he was in high school and he and a friend walked by it, they talked about the fence and had a clever bet to make on the fence falling over by the end of the school year. When his friend told his father (who was in his 70's at that time) about the clever bet, his father told him they had thought about making that bet when he was his son's age.

There were no further speakers from the public regarding this case and the public hearing was closed.

#### Action of the Board

**Member Boniface moved in Case #H-16-094 at 324 Camino del Monte Sol to upgrade the status from noncontributing to contributing in agreement with staff recommendations and that the east and south elevations be designated primary and the two nonhistoric windows on the south elevation be recognized as nonhistoric fabric. Member Biedscheid seconded the motion.**

Member Bayer asked for the dates of the two windows.

Mr. Zinn said the middle bedroom window was 1990 and he was not sure about the other.

**The motion passed by unanimous voice vote. Chair Rios was not present for the vote.**

Chair Rios returned to the bench after the vote was taken.

4. **Case #H-16-095. 212 East Berger Street.** Don Gaspar Area Historic District. Jenkins Gavin, agent for Stewart Mosso, owner, proposes construct two portals totaling 325 sq. ft. on two contributing residential structures. An exception is requested to construct an addition on a primary façade (Section 14-5.2(D)(2)(c)). (Nicole Ramirez Thomas)

Ms. Ramirez Thomas gave the staff report as follows:

#### **BACKGROUND & SUMMARY:**

212 East Berger Street is a single-family residence and guest house located within the Don Gaspar Area Historic District. The property is constructed in the Spanish-Pueblo revival style and the home and guest house are designated contributing to the district. The main house on the property was built in the 1930s.

The north elevation of the main house is designated primary. An addition was made to the south elevation of the main house in 1993. The guest house, which was formerly a workshop, was constructed in the 1950s. It was converted to a guest house in 1959. The west elevation of the guest house is primary. An addition to the north elevation of the guest house was approved by the Board in 2004. The addition required an exception to construct an addition within 10 feet of a primary elevation.

The applicant is proposing to add a portal to the south elevation of the main house and a portal to the south elevation of the guest house. An exception is requested to construct an addition within 10 feet of a primary elevation on the guest house.

The applicant proposes the following two items to the main house.

1. Remove an existing ramada on the south elevation.
2. Construct a 243 square foot portal on the south elevation in the Spanish-Pueblo Revival style. The portal will have wood columns, corbels, and vigas. The wood elements of the portal will be painted white to match existing trim on the house. Wood fascia and metal flashing will be used to minimize the roof profile. The height of the portal will be 10'-0" where the parapet height of the house is 11'-0".

The applicant proposes the following to the guest house.

1. Addition of a 129 square foot portal to the south and west elevations of the guest house. The portal will have wood columns, corbels, and vigas. The wood elements of the portal will be painted white to match existing trim on the house and to match the main house trim. Wood fascia and metal flashing will be used to minimize the roof profile. The height of the portal will be 9'-10" where the existing parapet height is 11'-0". The portal addition does not exceed 50% of the historic footprint of the guest house and it does not exceed 50% in dimension of the primary façade. An exception is requested to add to within 10 feet of a primary elevation (14-5.2(D)(2)(d)).

#### RELEVANT CODE CITATION

##### **(D) General Design Standards for All H Districts**

In any review of proposed additions or alterations to *structures* that have been declared significant or contributing in any historic district or a *landmark* in any part of the *city*, the following standards shall be met:

##### **(2) Additions**

(d) Additions are not permitted to the side of the existing footprint unless the addition is set back a minimum of ten (10) feet from the primary façade. The addition shall not exceed fifty percent of the square footage of the existing footprint, and shall not exceed fifty percent of the existing dimension of the primary façade. To the extent architecturally practicable, new additions shall be attached to any existing noncontributing portion of *structures* instead of attaching them to the significant or contributing portion.

##### **EXCEPTION TO ADD A PORTAL WITHIN 10 FEET OF A PRIMARY FAÇADE.**

- (l) Do not damage the character of the streetscape;

Response: The proposed casita portal is at the rear of the lot and faces south. The portal addition is not publicly visible from Berger Street, nor from any of the surrounding streets within a 300 foot radius. Because it is not publicly visible the proposed portal does not damage the character of the district.

*Staff response: Staff agrees with this response.*

(ii) Are required to prevent a hardship to the *applicant* or an injury to the public welfare;

Response: The applicant requires the portal to provide shelter for entry into the casita. The casita is accessed via two doors on the south and west elevation, which are currently exposed to the elements. Due to the positioning of the main residence north of the casita and the small yard area at the rear of the lot where the casita is located, the casita has limited area for outdoor activities like sitting or dining. The proposed portal would provide an area to experience outdoor living while providing shelter from the elements. More importantly, the portal would eliminate the build-up of snow and ice at the casita's two entries during the winter months and provide a needed shelter and allow residents safe, comfortable ingress and egress into the casita.

*Staff response: Staff agrees with this response.*

(iii) Strengthen the unique heterogeneous character of the *City* by providing a full range of design options to ensure that residents can continue to reside within the historic districts

Response: The other design options area as follows:

1. A portal could not be added which would create a dangerous egress and ingress at the entry doors to the casita. Furthermore, this would limit the outdoor use of the patio area.
2. A canvas awning or tent structure could be added to the south elevation of the casita to provide shelter and cover from the elements, however this is inconsistent with the historic vernacular and character of the building.
3. Umbrellas could be used for shade, but this option would not provide a protected area for entry into the building.
4. A temporary wood structure would be built to protect occupants from the elements, however this is not an architecturally appropriate solution to the need for safe entry and outdoor activity.

*Staff response: Staff agrees that the applicant has explored other design options.*

iv) Are due to special conditions and circumstances which are peculiar to the land or *structure* involved and which are not applicable to other lands or *structures* in the related *streetscape*;

Response: The lot layout of the main residence and casita is peculiar in that the casita is located at the back of the lot and has an existing zero lot line on the east and south. Furthermore, the 2004 addition to the original casita structure was constructed adjacent to the primary façade and the lot size and configuration of the buildings forces the addition of a portal to be attached to the primary façade. Because of the configuration it has become necessary for the construction of a portal to shield the entry doors to be connected to the primary façade.

*Staff response: Staff agrees with this response.*

(v) Are due to special conditions and circumstances which are not a result of the actions of the *applicant*;

Response: The guest house was constructed prior to the applicant acquiring the property. The lack of an entrance portal on the guest house is not a result of the actions of the applicant. Also, the placement of the addition to a primary façade from a previous case created a situation where this exception is required in order to provide roofed access to and from the casita and a sheltered area for outdoor activities.

*Staff response: Staff agrees with this response.*

(vi) Provide the least negative impact with respect to the purpose of this section as set forth in Subsection 14-5.2(A)(1).

Response: Subsection 14-5.2(A)(1) calls for the buildings in Historic districts to maintain a "harmonious outward appearance" which includes "a general harmony as to style, form, color, height, proportion, texture and material between buildings of historic design and those of more modern design." The proposed portals will meet these requirements, as they will harmonize with the design of the existing main residence and casita. Portals are a desirable architectural feature on houses, and the proposed portal addition is consistent with the historic vernacular of the property.

*Staff response: Staff agrees with this response.*

#### **STAFF RECOMMENDATION:**

Staff finds the exception criteria to add to the primary façade of the guest house have been met. Staff recommends approval as it complies with 14-5.2(D)(9) General Design Standards, Height, Pitch, Scale, and Massing and 14-5.2(H) Don Gaspar Area Historic District.

#### **Questions to Staff**

Member Biedscheid referred to criterion #5 where the applicant referred to the placement of an addition to the primary façade in a previous case that created a situation where the exception was required in order to provide access to and from the casita. She asked if we know if there was previously an entrance on the north face of the casita.

Ms. Ramirez Thomas said no. It appears that the only entrance to the casita was on the west.

Member Biedscheid asked what impact the previous addition had to access the casita.

Ms. Ramirez Thomas said in her understanding of the previous case, the existing casita on the north side, the door to the casita was on the west elevation and an addition to the north elevation and if the door was moved at all on the casita, it was further to the north and on the south elevation another door was added.

Member Biedscheid asked what impacts the addition of a portal would have on the west primary elevation.

Ms. Ramirez Thomas said it would be less than the addition in 2004.

Member Biedscheid asked if the new portal on the main house was harmonious with the existing portal on the north that was covered with a stuccoed roof.

Ms. Ramirez Thomas said it would have posts, vigas, and corbels and was unsure if they will stucco

the parapet.

Member Katz noted the addition to the guest house was built in 1959 and the addition was in 2004. He asked what percentage the addition added to the guest house footprint.

Ms. Ramirez Thomas said the historic footprint was 378 square feet. An additional 204 was added and the proposed portal is 129 square feet.

Member Katz asked if that doesn't exceed the 50% footprint rule. He thought that could be solved by making the portal not need an exception by having it ten feet away from the primary façade.

Ms. Ramirez Thomas suggested that could be discussed with the applicant.

Member Katz asked how big a portal could be built within the 50% rule, an exception for which they have not asked.

Ms. Ramirez Thomas said Mr. Rasch indicated the historic footprint was considered to be the entire house.

Member Katz said that doesn't make sense.

Member Biedscheid pointed out that the historic footprint doesn't include the addition so they are already over 50%, initially. She didn't know why that would not be required now.

Member Katz asked if the case should be postponed to allow for a request for an exception to the 50% footprint rule.

Ms. Ramirez Thomas said that is possible but asked to hear from the applicant first.

#### Applicant's Presentation

Present and sworn was Ms. Colleen Gavin, 130 Grant Avenue, who said regarding the 50% of guest house footprint, that she was directed that an exception was not required. But if it is, she would be happy come back to accommodate that.

Regarding criterion #3 response, she said there was a typo. To make sure it is clear, instead of saying a portal could not be added, it should say, "If a portal could not be added, this would create a dangerous egress and ingress at the entry door to the casita."

Ms. Gavin agreed with the Staff recommendations.



### Questions to Applicant

Member Katz asked if she was sure they wanted to lose out on all of that lovely solar gain at the patio with an ugly portal above it.

Ms. Gavin said it is the desire of the owner to provide safe entry. She agreed that it is a lovely little courtyard.

### Public Comment

There were no speakers from the public regarding this case and the public hearing was closed.

### Action of the Board

**Member Katz moved in Case #H-16-095 at 212 East Berger Street, to postpone this application to allow the applicant the opportunity to request an exception that is now needed. Member Biedscheid seconded and stated for the record that in the future, she would like to see the calculation how it was determined whether or not the 50% exception was required.**

Ms. Ramirez Thomas said the case would be postponed to November 22.

**Member Katz accepted the amendment to postpone to date certain of November 22 as friendly and the motion to postpone passed by unanimous voice vote.**

5. **Case #H-16-096. Sheridan Avenue.** Downtown & Eastside Historic District. City of Santa Fe, agent/owner, proposes to construct double-sided branding signage for the Downtown Transit Center. An exception is requested to exceed the maximum allowable size (Section 14-8.1(H)(24)). (David Rasch)

Mr. Rasch gave the staff report as follows:

### **BACKGROUND & SUMMARY:**

Sheridan Avenue is the site of the City of Santa Fe Downtown Transit Center. The HDRB has previously approved remodeling to the street including pedestrian shelters that have punched design panels resembling Spanish Colonial tinwork. This street is located within the Downtown & Eastside Historic District.

Now, the applicant proposes to install one double-sided sign in the sidewalk right-of-way at the south end of the street for branding the Santa Fe Trails program. The sign will be 8' H x 3.5' W x 8" D (28 square

feet) constructed of steel and aluminum that will be powder coated a light grey color and mounted on a 6' diameter steel grate. Internal lighting will wash the external sign surfaces from slots along the edges. An exception is requested to exceed the maximum allowable height and the overall square footage (14-8.10(H)(24)(b)(ii)) and the exception criteria responses are at the end of this report.

#### RELEVANT CODE CITATION

#### **14-8.10(H) Special Sign Regulations in the H Districts**

##### **(24) Freestanding Signs**

###### **(a) When Permitted**

Freestanding signs shall be permitted at the discretion of the division where a business establishment is set back from a street alignment of building façades more than two (2) feet. A business establishment thus set back, in addition to the signs permitted on the building itself, may maintain a freestanding sign of not more than sixteen (16) square feet in area, and the sign shall relate to the conduct of the business within. If a building is on at least one acre of property and has an unencumbered front setback of at least fifty (50) feet, a two-faced freestanding sign with a maximum of fifty (50) square feet area on each face, with sign dimensions no greater than ten (10) feet in length and five (5) feet in height, and with the top of the sign not more than fourteen (14) feet from the ground will be permitted; provided, that it relates to the business conducted on the premises. Lighting on freestanding signs shall conform with this section.

###### **(b) Location**

(i) It is unlawful to erect any freestanding sign whose total height is greater than fourteen (14) feet above the level of the street on which the sign faces or above the adjoining ground level if the ground level is above the street level.

(ii) Freestanding signs shall have an open space not less than ten (10) feet between the base line of the sign and the ground level, unless the freestanding sign is placed on the ground and does not exceed sixteen (16) square feet in area nor six (6) feet in any dimension.

(iii) The setback of freestanding signs from the city right-of-way is regulated by the underlying zoning.

###### **(c) Characters, Letters**

All letters, figures, characters or representations in cut-out or irregular form maintained in conjunction with, attached to or superimposed on any sign shall be safely and securely built or attached to the sign structure.

###### **(d) Construction, Condition of Premises**

(i) All freestanding signs shall be securely built, constructed and erected on posts sunk at least three (3) feet below the natural surface of the ground.

(ii) All wood posts shall be treated to protect them from moisture by creosoting or other approved methods when they enter into the ground.

(iii) Premises shall be kept free of weeds and be maintained by the owner in a clean, sanitary and

inoffensive condition, free and clear of all obnoxious substances, rubbish and weeds.

**EXCEPTION TO EXCEED MAXIMUM ALLOWABLE SIGN SIZE (14-8.10(H)(24)(b)(ii))**

Do not damage the character of the district

Applicant Response: The Branding Structure/Sign will not damage the character of the district. It will match the bus shelter which has previously been approved by HDRB. The Branding Structure/Sign will match in height, color, and will have the same design as the shelters.

Staff response: Staff agrees with this statement.

(ii) Are required to prevent a hardship to the applicant or an injury to the public welfare

Applicant Response: The Branding Structure is not required. However, several residents and a large number of tourists visit downtown. The branding structure incorporates a map with the bus routes which will benefit the public and make use of the transit station easier.

Staff response: Staff agrees with this statement. The signage intends to be an indicator for the Transit Center and needs to be visible from a far distance.

(iii) Strengthen the unique heterogeneous character of the City by providing a full range of design options to ensure that residents can continue to reside within the historic districts

Applicant Response: The Branding Structure will preserve the character of the City and Historic District. The Structure will match in color and design, of the bus shelters which have previously been reviewed and approved by HDRB.

Staff response: Staff agrees with this statement. The signage cannot be smaller or relocated to an area that is less prominent because that would defeat the purpose of the signage.

**STAFF RECOMMENDATION:**

Staff finds that the exception request to exceed the maximum allowable sign size has been met and recommends approval of this application, as submitted.

**Questions to Staff**

There were no questions to Staff.

### Applicant's Presentation

Present and sworn was Ms. Faith Okuma, Surroundings. Mr. Robert Montoya, City Staff member, was introduced.

Ms. Okuma said this branding element is part of the development of the Sheridan Transit Mall. NMDOT tries to brand major stations that are part of rapid transit to become more visible. We initially looked and engaged the original artist for the bus shelters in the historic district and retain that "punch metal feel" in the branding. The Transit Center is the whole street of Sheridan. The sidewalk is being remarkably opened up and near Palace, will be about 15 feet wide. The main impetus was done with planning sessions and the property owner to the west.

It is not in the electronic kiosk but will be using the Santa Fé Trails brand and internal soft lighting to provide direction signs. Surprisingly, the owner next door also had the same issue of questions for directions. This will help make the street more identifiable.

### Questions to Applicant

Member Bayer noted the applicant said this is part of a larger design. She asked if the sign will go in at the same time.

Ms. Okuma agreed.

Member Bayer asked her to describe the lighting.

Ms. Okuma said the internal space will have strip lighting inside the panel and light will come through the punches so they glow at night. The small spotlights come from the bottom where the electrical equipment will be in a steel base to wash the sign so it is not completely black. They are mirrored signs to accommodate from both sides for the main traffic between Marcy and Palace.

Member Bayer asked if there are any similar signs in the downtown area.

Ms. Okuma said the main look is really what happens to the bus stations located downtown. They look a little like luminarias at night.

Member Bayer asked if on the third criterion, she could elaborate on why it can't be smaller.

Ms. Okuma said they tried it at three feet wide and used a wayfinding specialist. It has only public destinations but the lettering got too small so she recommended a minimum font size so people could read it.

Chair Rios saw a portion has a map and asked at what height the map would be placed.

Ms. Okuma said it is a little taller than she is. That is an average reading height - between 5' 8" and 6' 1".

Member Powell said Ms. Okuma mentioned that a local artist made the bus station and asked if there is a photo of it.

Ms. Okuma said the first one is in front of the Hilton Hotel. They have no canopy. The difference was that in the time between, Santa Fé Trails developed a branded logo and specifically asked us to add that brand.

Member Powell asked if the same artist is working on the panels.

Ms. Okuma agreed.

Member Powell said he liked the design. That motif doesn't seem very representative for the City but we are replicating it. He didn't see that representing the design culture of the city. Maybe in the future, it could be improved upon.

Ms. Okuma asked if he was referring to the top or bottom.

Member Powell said it was the bottom part.

Mr. Rasch said it is the figure eight pattern which is a Spanish Colonial tinwork pattern. It is steel and intended to mimic that appearance.

Member Powell took back his comment.

#### Public Comment

Mr. John Eddy (previously sworn) said he would hate for the Board to get too wrapped up with aesthetics right now but talk about space. This is about the size of a sheet of plywood. A sheet of plywood will not go through a doorway.

He said Ms. Okuma was talking about the average reading height. The problem he had with walking down Sheridan Street is that stretch of road uncomfortably dominates that side of the road with buses lined up and a bit of an overhang. With people waiting for the bus, it gets constrictive and people walk down the street. This is perpendicular to the street in the middle of the sidewalk. This space is not just dedicated to the transit authority. He liked the design and could see it working on St. Michael's Drive but it is crowded here.

Ms. Okuma understood that with the current space, it would be prohibited. But the sidewalks are being

increased to 20' wide at the widest parts so the sign is over the ten-foot portion.

Member Powell said he had the same concern about the sign size and asked why this size was chosen.

Ms. Okuma said they had the artist, Kim Polis and Carlie Barnhart whose specialty is wayfinding help. They took cardboard mockups outside. A 4x8 size outside can disappear. We tried 3x7, 4x8.5 and the smaller sizes had text too small to read. So it was based on a site test walking from end to end.

Member Biedscheid asked how high the current cover is.

Ms. Okuma said all that is covered is in the 20' area. Those covers have to be 8' 4" at the bottom to clear the buses and the top is much higher.

Member Katz asked about what was by the Manitou Gallery.

Ms. Okuma said they are drainage channel grates.

Chair Rios felt the sign at 8' is really tall and asked if the height could be reduced.

Ms. Okuma said they did 7.5', 8' and 8.5'.

Member Powell recommended keeping it at 8'.

Ms. Okuma gave the colors for the logo which was a blue color.

Member Powell said lowering it would require the map to be moved down at a great sacrifice.

Member Biedscheid added that the punched part is about the same size and nice to have it at that size.

Member Powell wished they had a mock up.

Ms. Okuma said they would have one and might ask the Board to step outside to view it.

Member Powell asked if they could have the mock up for November 22.

Mr. Rasch suggested the Board could include it in the site visit at noon.

Ms. Okuma said she couldn't be there but others could.

#### Action of the Board

Member Powell moved in Case #H-16-096 at Sheridan Avenue, to postpone the case to November 22 with a model to view on the field trip. Member Bayer seconded the motion and it passed by unanimous voice vote.

**I. MATTERS FROM THE BOARD**


Member Katz announced he would not be here on November 22. Chair Rios said she wouldn't either.

**J. ADJOURNMENT**

Member Bayer moved to adjourn the meeting. Member Boniface seconded the motion and it passed by unanimous voice vote.

The meeting was adjourned at 7:22 p.m.

Approved by:

  
Cecilia Rios, Chair

Submitted by:

  
Carl Boaz for Carl G. Boaz, Inc.

Historic Districts Review Board  
November 8 , 2016

**EXHIBIT A**



Notes:  
All employees  
are linked to PUNCH

100

6-114  
6-244  
10-114



**ADD-ON PROGRAMS  
AVAILABLE UNDER  
BASIC PLAN FROM  
FLOOR PLAN**

**A03**

From: **Madeleine Gehrig Lister** [madeleine.gehrig@usda.gov](mailto:madeleine.gehrig@usda.gov)  
Subject:  
Date: November 8, 2016 at 12:35 PM  
To:



From: **Madeleine Gehrig Lister** madeleinegehrig@aol.com  
Subject:  
Date: November 8, 2016 at 1:41 PM  
To:

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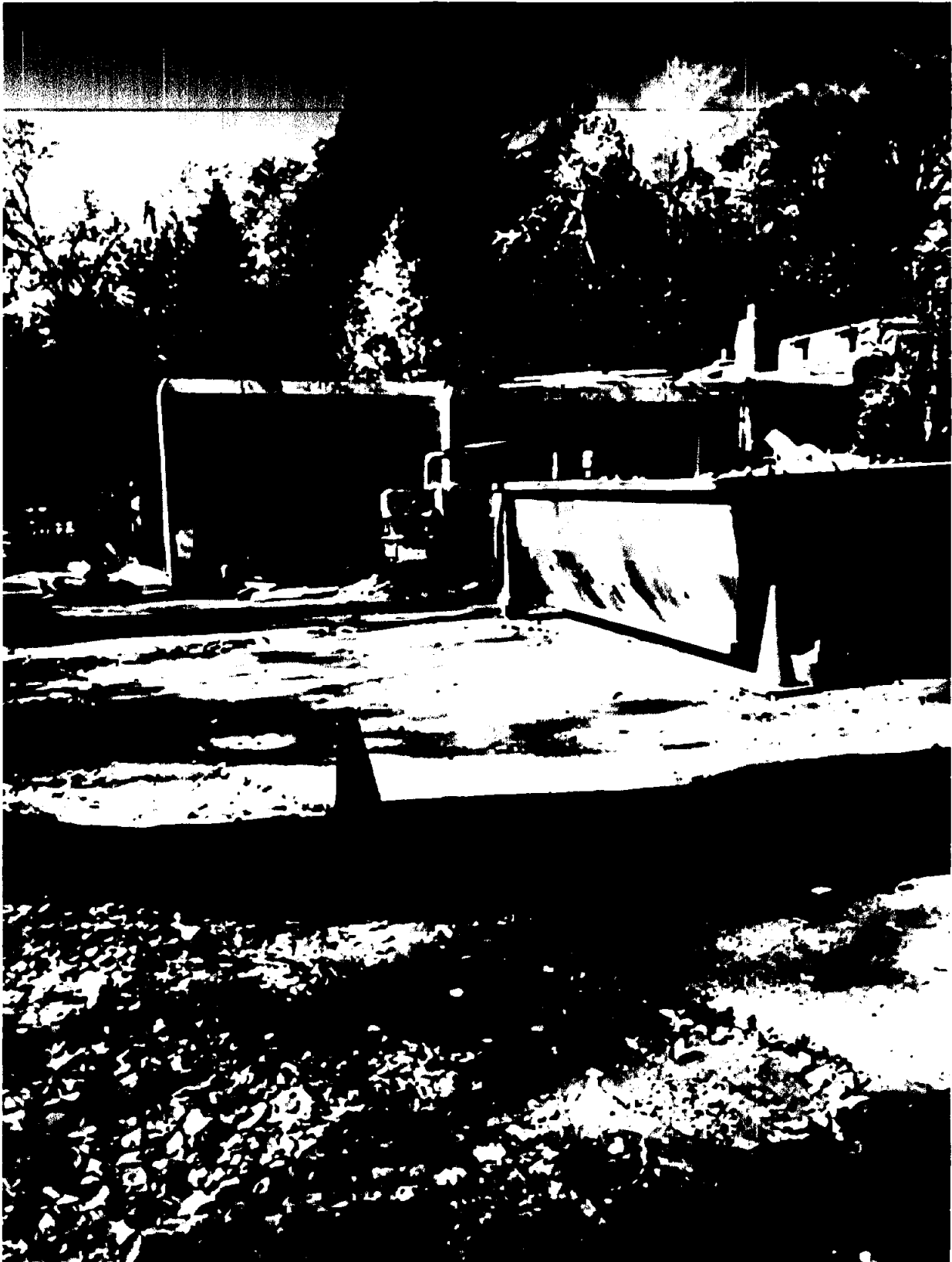
From: Madeleine Gehrig Lister  
Subject:  
Date: November 8, 2016 at 12:36 PM  
To:



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From: **Madeleine Gehrig Lister** madeleinegehrig@aol.com  
Subject:  
Date: November 8, 2016 at 1:42 PM  
To:



From: **Madeleine Gehrig Lister** madeleinegehrig@aol.com  
Subject:  
Date: November 8, 2016 at 12:33 PM  
To:



**LUMPKIN NINJOW**

From: **Madeleine Gehrig Lister** madeleinegehrig@aol.com  
Subject:  
Date: November 8, 2016 at 2:14 PM  
To:

Steve Dulfer

Dulfermetal

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